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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

LN MANAGEMENT LLC SERIES 7241
 BROOK CREST,

Plaintiff,

vs.

BRANDON JHUN, et al.,

Defendants.

Case No. 2:14-cv-01936-APG-GWF

**WELLS FARGO'S REQUEST FOR
 LEAVE TO HAVE CLIENT
 REPRESENTATIVE PARTICIPATE BY
 PHONE IN SETTLEMENT
 CONFERENCE**

Pursuant to the Court's Order Scheduling a Settlement Conference (Doc. 36), Wells Fargo
 hereby respectfully requests a limited exception to the Court's attendance requirements for the
 settlement conference scheduled to commence at 9:00 a.m. on Thursday, April 7, 2016.
 Specifically, to accommodate the fact that Wells Fargo's representative with authority to settle
 this case is not located in or near the State of Nevada, Wells Fargo requests permission to allow
 its representative to participate in the conference by phone as necessary. The grounds for this
 request are set forth further below.

First, Wells Fargo takes this process and the Court's procedures very seriously, and
 intends to participate in this conference in good faith. In addition, Wells Fargo's outside counsel
 will attend the settlement conference in person. However, as a logistical matter, Wells Fargo's
 corporate representative responsible for this case is located in Charlotte, North Carolina. That

1 individual is also charged not only with responsibility for this case, but for many other properties
 2 facing similar and other litigation throughout Nevada and elsewhere. As a result, attendance in
 3 person at the conference would require the commitment of part or all of three days.

4 Second, Wells Fargo contacted counsel for all parties, each of whom indicated they have
 5 no objection to Wells Fargo's corporate representative appearing at the settlement conference
 6 telephonically.

7 Third, as counsel for Wells Fargo communicated to the Court during the telephonic
 8 conference on January 20, 2016, Wells Fargo anticipates that this case, like most other similar
 9 cases, will be determined based on the Court's determination of legal issues relating to the HOA's
 10 purported foreclosure sale. In the absence of a settlement in this case, Wells Fargo will be filing a
 11 dispositive motion on these issues. But Wells Fargo agrees with the other parties that the
 12 potential resolution of the United States' interest in the property by settlement with LN
 13 Management would help to advance this case and clarify the remaining issues.

14 Accordingly, Wells Fargo respectfully requests that it be allowed leave to participate in
 15 good faith in the conference telephonically, without requiring in-person attendance.

16 Respectfully submitted this 23rd day of March, 2016.

17 SNELL & WILMER L.L.P.

18
 19 /s/ Tanya N. Peters
 20 AMY F. SORENSON
 21 JARED C. FIELDS
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24 *Attorneys for Wells Fargo Bank, N.A.*

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ORDER

Wells Fargo's Request for Leave to Have Client Representative Participate by Phone in the Settlement Conference is granted. IT IS SO ORDERED this 24th day of March, 2016.



GEORGE FOLEY JR.
United States Magistrate Judge

CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On this date, I caused to be served a true and correct copy of the foregoing **DEFENDANT WELLS FARGO'S REQUEST FOR LEAVE TO HAVE CLIENT REPRESENTATIVE PARTICIPATE BY PHONE IN SETTLEMENT CONFERENCE** by the method indicated:

_____	U.S. Mail
_____	U.S. Certified Mail
_____	Facsimile Transmission
_____	Overnight Mail
_____	Federal Express
_____	Hand Delivery
<u> X </u>	Electronic service

and addressed to the following:

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Las Vegas, NV 89101

Attorney for Plaintiff

Attorneys for Department of Treasury-Internal Revenue Service

DATED this 23rd day of March, 2016.

/s/ Nissa Riley
An Employee of Snell & Wilmer L.L.P.

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